

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

COLLIN County
Deed of Trust Dated: November 17, 2000
Amount: \$170,900.00
Grantor(s): FRANCISCO GARZA

Original Mortgagee: FIRST FRANKLIN FINANCIAL CORPORATION, A DELAWARE CORPORATION
Current Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSFB
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-CF2

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2000-0128199

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

Date of Sale: January 3, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the COLLIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

ROBERT ORTOLANI OR SHELLEY ORTOLANI, MARY MANCUSO, LIZ HACH, CHERYL HARRIS OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

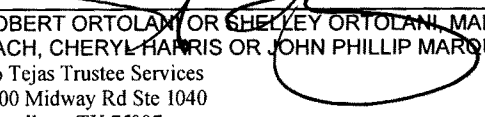
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-028964


ROBERT ORTOLANI OR SHELLEY ORTOLANI, MARY MANCUSO, LIZ HACH, CHERYL HARRIS OR JOHN PHILLIP MARQUEZ
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

FILED

2016 OCT 27 PM 12: 54

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
DEPUTY

**LOT 19, BLOCK 12 of THIRD SECTION OF DALLAS NORTH ESTATES 12TH
INSTALLMENT, an Addition to the City of Plano, Collin County, Texas, according to
the Plat thereof recorded in Volume 6, Page 92, Map Records, Collin County, Texas;**

**SAVE AND EXCEPT a triangular tract off of the West side of said Lot 19, being more
particularly described as follows:**

**BEGINNING at a point on the South line of Hunters Creek Place, said point being the
Northwest corner of said Lot 19 and the Northeast corner of Lot 20;**

**THENCE South 50 degrees 11 minutes 48 seconds West along the West line of Lot 19,
171.73 feet to point for corner;**

**THENCE South 44 degrees 50 minutes East along the South line of said Lot 19, 8.00
feet to point for corner;**

**THENCE North 47 degrees 31 minutes 44 seconds East, 171.21 feet to the PLACE OF
BEGINNING.**